

**ATTACHMENT B**

**DRAFT SYDNEY DEVELOPMENT  
CONTROL PLAN 2012 –  
12-40 ROSEBERY AVENUE AND  
108 DALMENY AVENUE, ROSEBERY  
AMENDMENT**



# Draft Sydney Development Control Plan 2012

City of Sydney  
Town Hall House  
456 Kent Street  
Sydney NSW 2000

12-40 Rosebery Avenue and 108 Dalmeny Avenue, Rosebery  
Amendment



## **The purpose of this Development Control Plan**

The purpose of this plan is to amend Sydney Development Control Plan 2012 as it applies to 12-40 Rosebery Avenue and 108 Dalmeny Avenue, Rosebery.

## **Citation**

This plan may be referred to as the *Sydney Development Control Plan 2012 – 12-40 Rosebery Avenue and 108 Dalmeny Avenue Amendment*.

## **Land covered by this plan**

This plan applies to land identified as 12-40 Rosebery Avenue and 108 Dalmeny Avenue, Rosebery – which is Lot 2 in Deposited Plan 229802, Lot 100 in Deposited Plan 730818 and Lot 1 in Deposited Plan 311533.

## **Relationship of this plan to Sydney Development Control Plan 2012**

This plan amends Sydney Development Control Plan 2012 in the manner set out below.



# ATTACHMENT B

## Amendments to Section 5.7 of Sydney DCP 2012

Amend Section 5.7 by deleting text shown ~~strikethrough~~ and adding text shown underlined.

### 5.7.1.1 Street network

(2) Vehicle and pedestrian access arrangements and the final design of the proposed 7 metre wide street connecting Dalmeny Avenue and Rosebery Avenue are subject to further detailed analysis and approval by the relevant Roads Authority.

### 5.7.1.2 Vehicle Access, Entries and Circulation

(1) ~~Vehicle access points are to be provided where identified in Figure 5.172 North Rosebery Circulation~~ Figure 5.172 North Rosebery Circulation indicates the location of future vehicle access points. These locations are indicative only. The final location of vehicle access points should be integrated into the building form, minimise pedestrian and vehicle conflict and avoid the need to remove existing street trees where possible.

### 5.7.3 Building type and use

(4) Figure 5.178 North Rosebery Typology and Uses indicates the location of potential childcare centres in the precinct. These locations are indicative only and final locations should take into consideration the provisions at section 4.4.4 of this DCP. Vehicular parking or drop-off areas for the potential childcare centre at 12-40 Rosebery Avenue must not be provided within the proposed adjacent through site link.

### 5.7.6 Design Excellence

(3) Any brief for a future Design Competition or Competitive Design Alternatives process relating to 12-40 Rosebery Avenue and/or 108 Dalmeny Avenue must include a mandatory objective that designs include best practice environmental sustainability and landscaping outcomes. This should include consideration of green walls and roofs.

# ATTACHMENT B

Amend Section 5.7 by deleting figures shown ~~strikethrough~~ and adding figures shown underlined.



# ATTACHMENT B

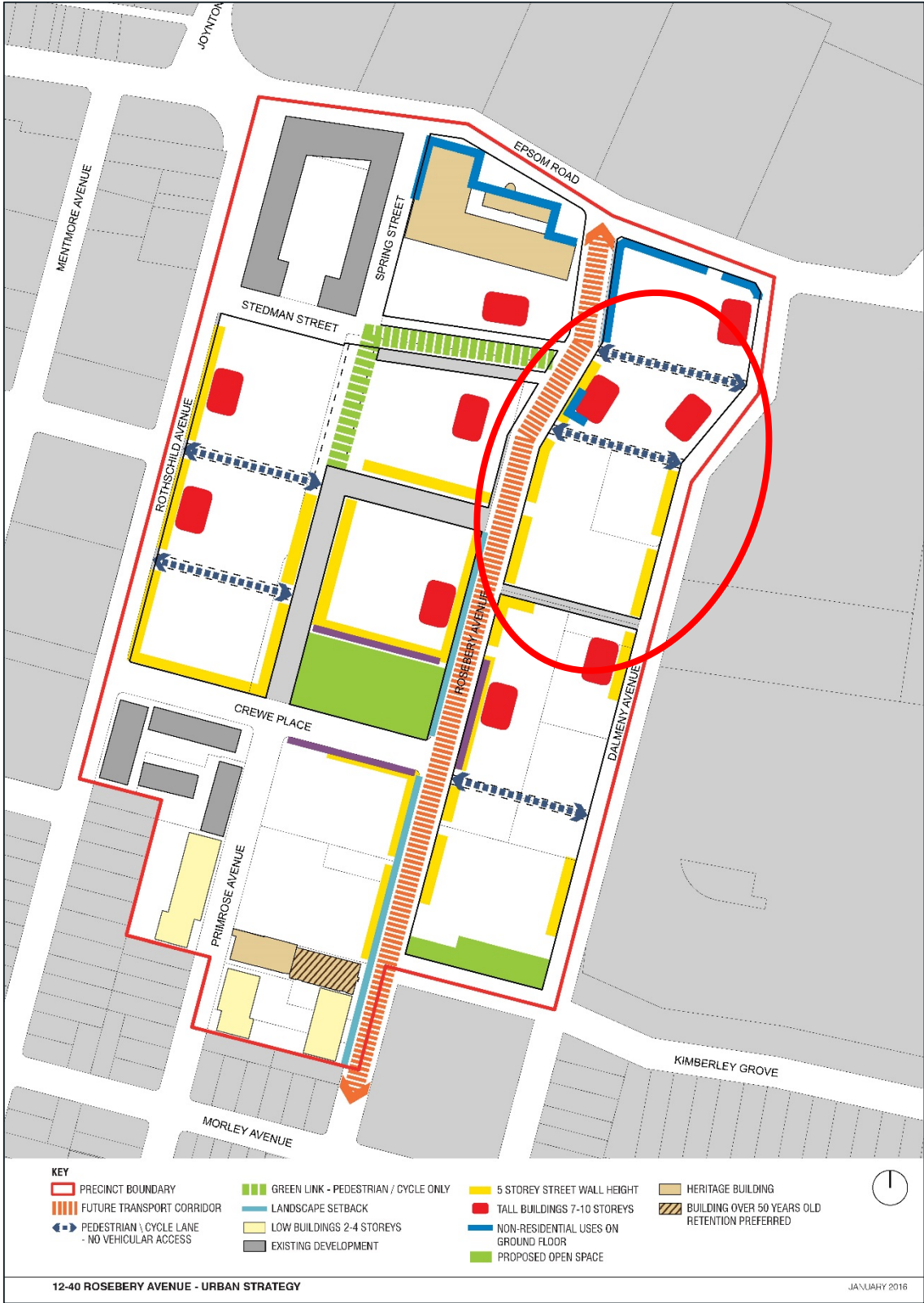


Figure 5.170: North Rosebery Urban Strategy

# ATTACHMENT B

Figure 5.171 North Rosebery Street Hierarchy and Street Sections







Figure 5.171: North Rosebery Street Hierarchy and Street Sections



# ATTACHMENT B

Figure 5.172 North Rosebery Circulation



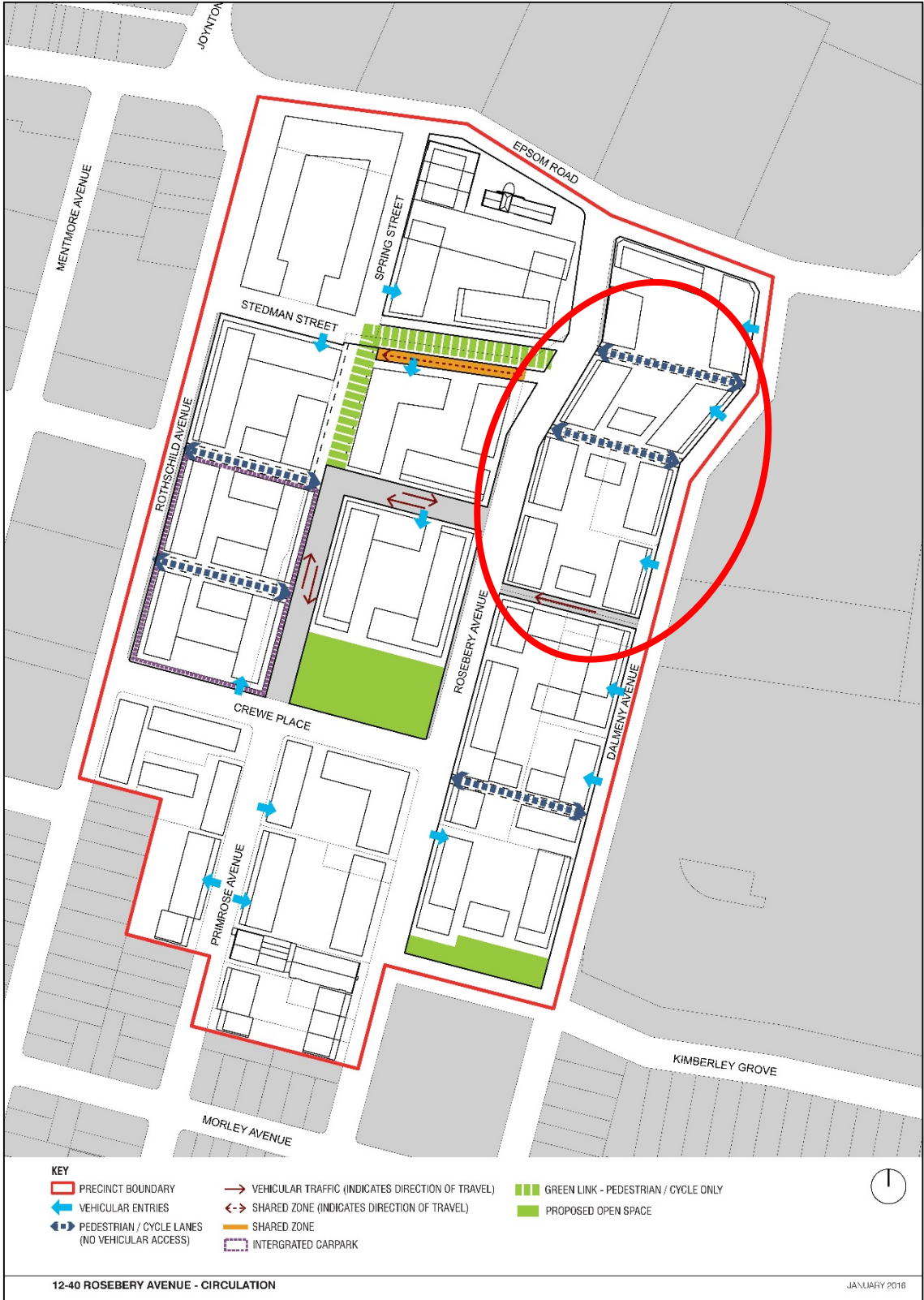


Figure 5.172: North Rosebery Circulation

# ATTACHMENT B

Figure 5.173 North Rosebery Public Dedication



# ATTACHMENT B



Figure 5.173: North Rosebery Public Dedication



# ATTACHMENT B

Figure 5.176 North Rosebery Height in Storeys





# ATTACHMENT B



**Figure 5.176: North Rosebery Height in Storeys**

# ATTACHMENT B

Figure 5.177 North Rosebery Street Frontage Height in Storeys



# ATTACHMENT B



Figure 5.177: North Rosebery Street Frontage Height in Storeys



# ATTACHMENT B

Figure 5.178 North Rosebery Typology and Uses



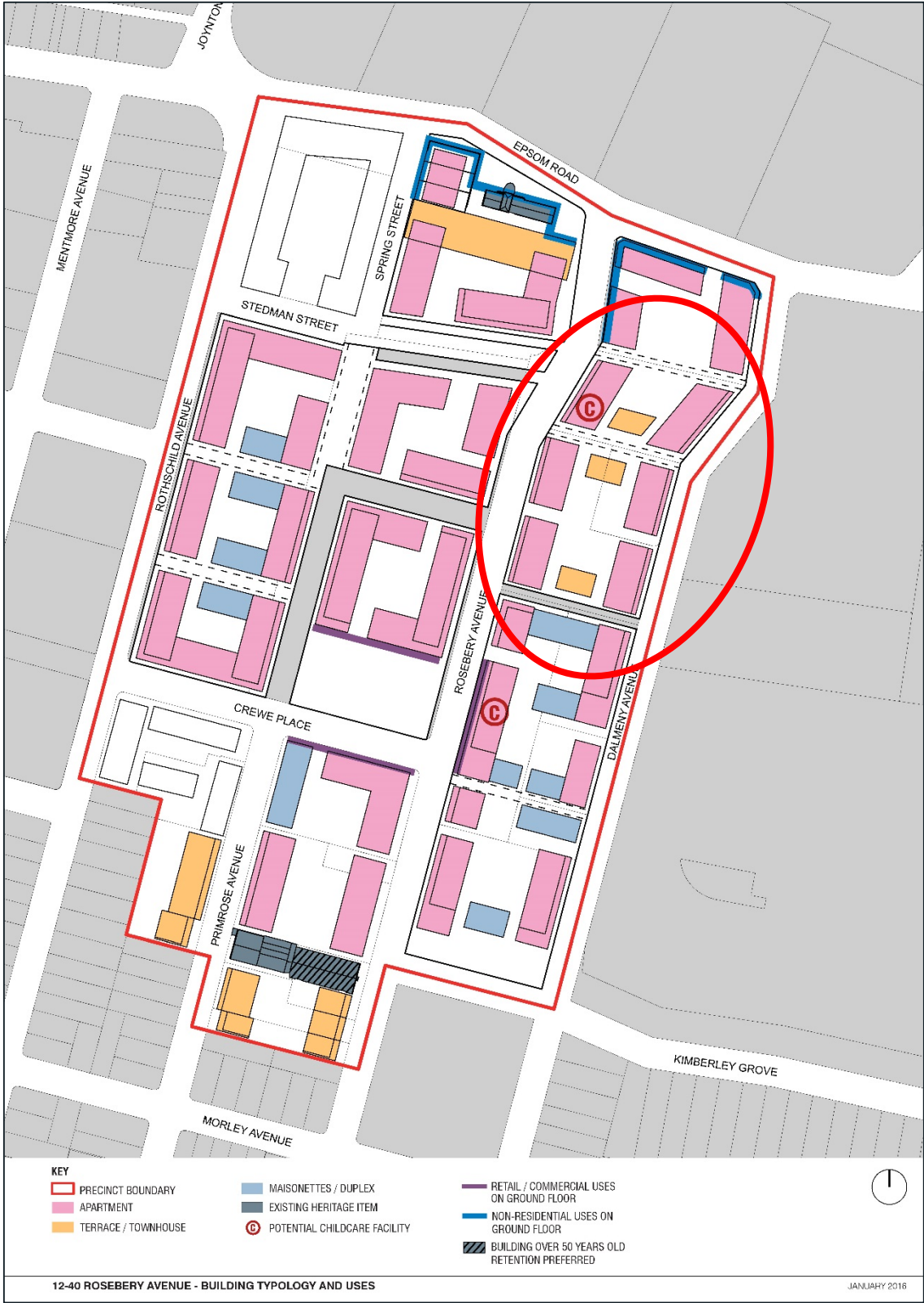


Figure 5.178: North Rosebery Typology and Uses

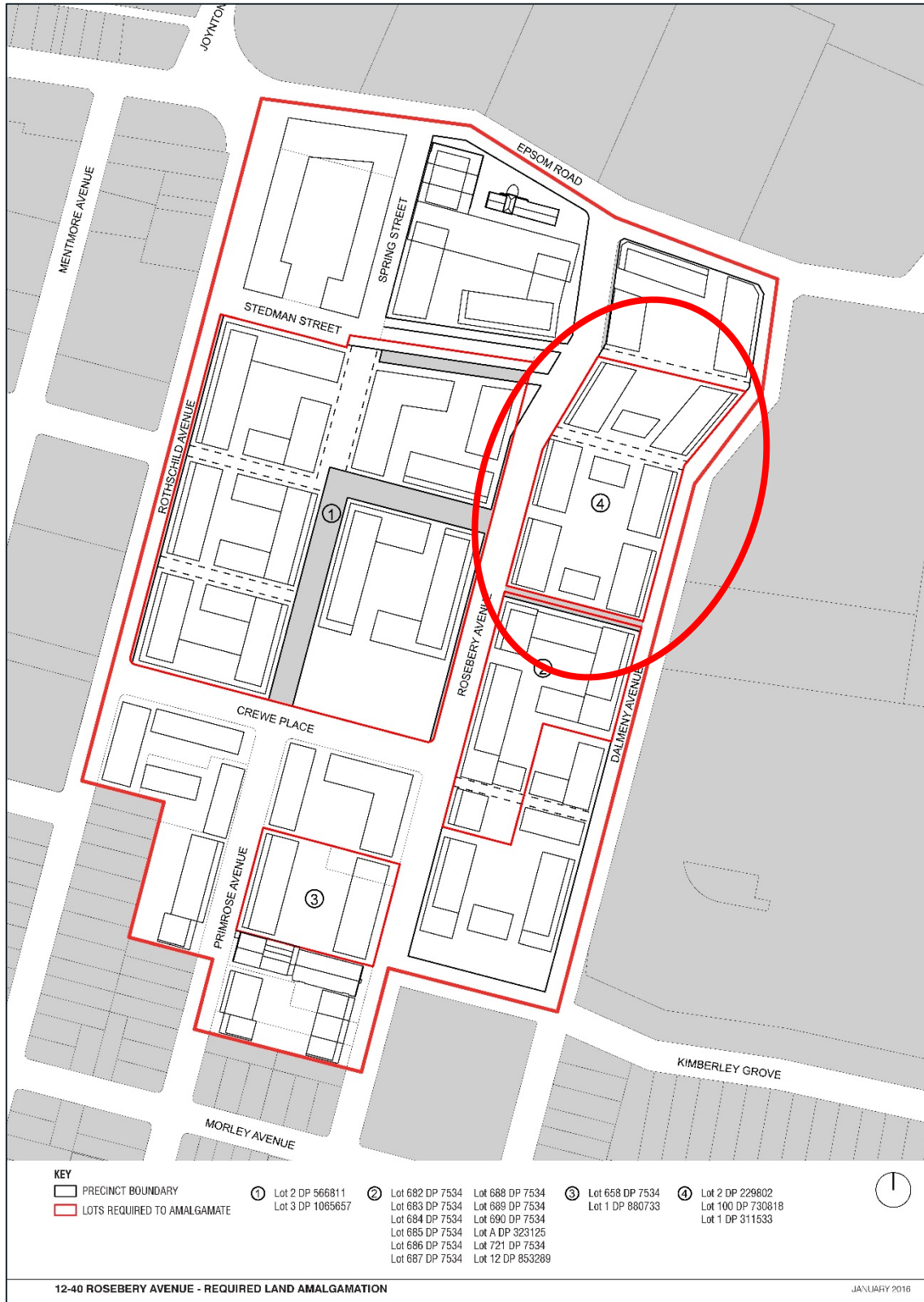


# ATTACHMENT B

Figure 5.180 North Rosebery Required Land Amalgamation



# ATTACHMENT B



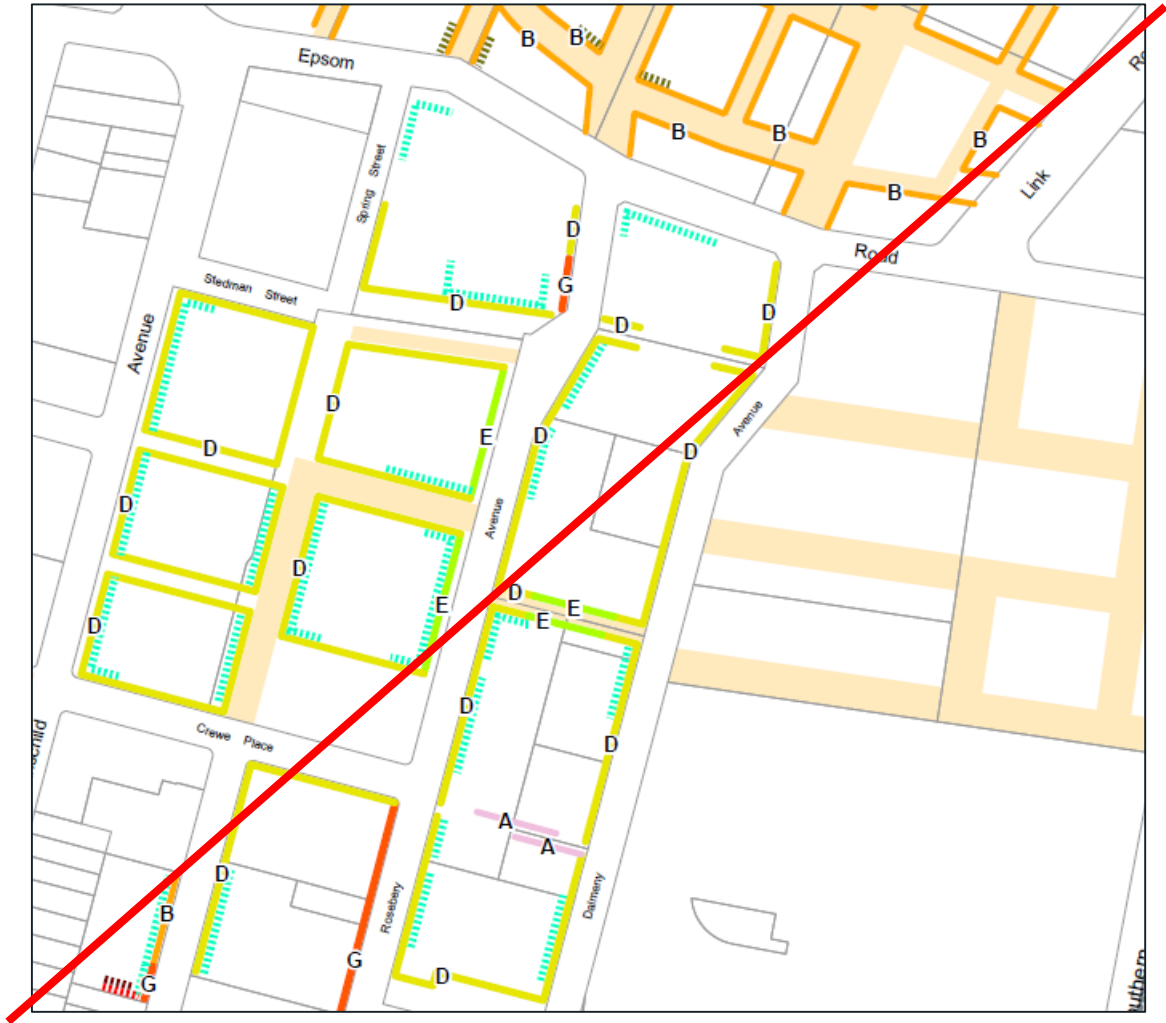
**Figure 5.180: North Rosebery Required Land Amalgamation**

# ATTACHMENT B

## Amendment to Building Setback and Alignment Map in SDCP 2012 Map Book

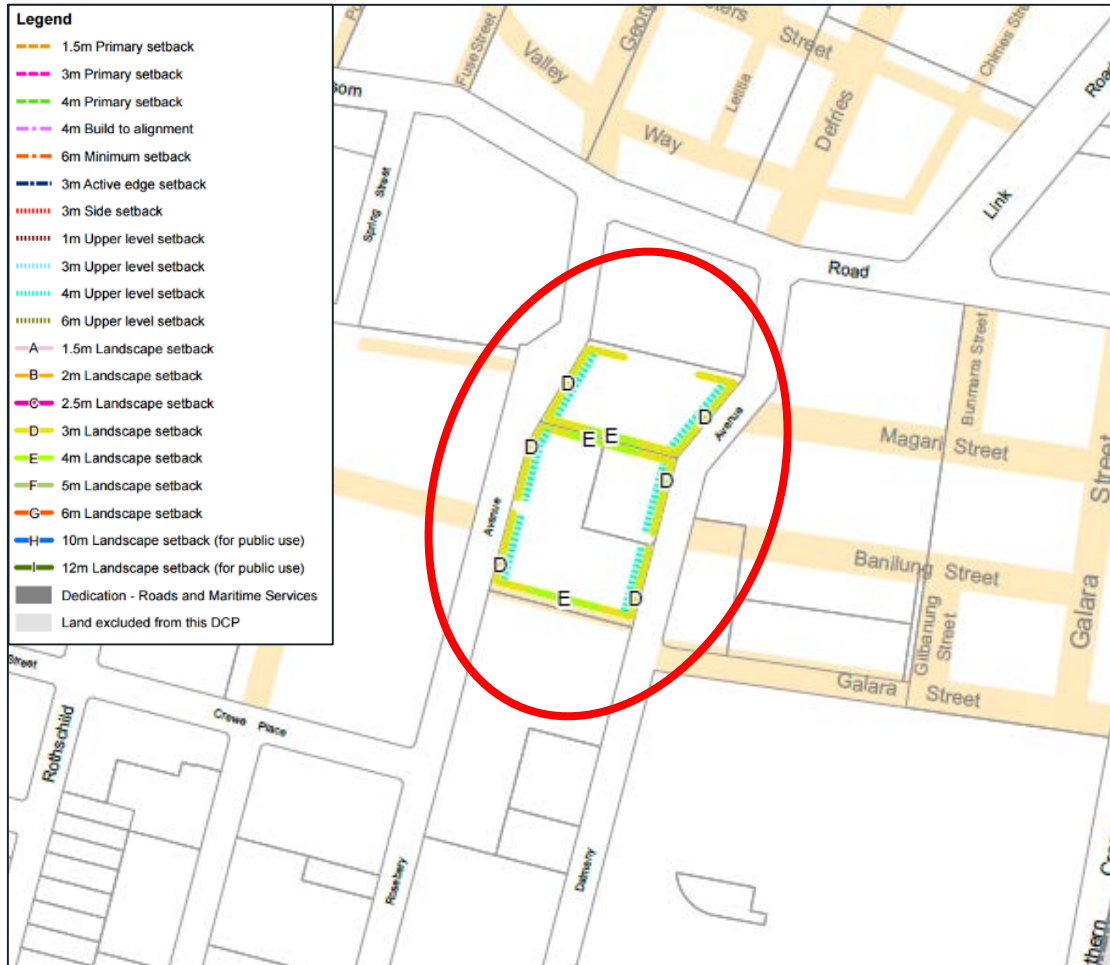
Amend Building setback and alignment map sheet 18 by deleting map shown in ~~strikethrough~~ and adding map shown underlined.

**NB.** The images below are extracts from the existing and proposed map book sheets and do not show all contents of the existing and proposed sheets. They are formatted in this way for clarity.



~~Building setback and alignment map sheet 18~~

# ATTACHMENT B



[Building setback and alignment map sheet 18](#)

## Amendments to Map Book in Sydney DCP 2012

Amend the following sheets in the Map Book of Sydney DCP 2012 to reflect the changes made to figures in Section 5.7 Green Square – North Rosebery

- Building Height in Storeys Map – Sheet 18
- Building Street Frontage Height in Storeys Map – Sheet 18
- Through Site Links Map – Sheet 18